Karen Johnson Davidson County
Batch# 842212 DEEDQC
04/19/2022 02:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220419-0045163

QUITCLAIM DEED

KATHERINE VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/03/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Stephanie Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April, 2022.

Katherine Vincent
Notary Public

MY COMMISSION EXPIRES: 3-3-2025
(AFFIX SEAL)

Y-FM-22-116

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue S.
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Frank Spitznagel	**New Owner**	
(NAME) **949 Bordeaux Place,**	(NAME)	**082 12 1E 001.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **N 9TH A, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FRANK SPITZNAGEL** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being known and designated as Unit No. A of Homes at 116 N 9th, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 116 N 9th, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20200622-0066286, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being all or part of the same property conveyed to GardWill LLC, a Tennessee Limited Liability Company and Frank Spitznagel, by Warranty Deed from Matthew G. Bashore, II and Angela C. Bashore, husband and wife, of record in Instrument No. 20200618-0064842, in the Register's Office of Davidson County, Tennessee, dated June 12, 2020 and recorded on June 18, 2020.

Being the same property conveyed to N 9th A, LLC, a Tennessee limited liability company, by Quitclaim Deed from GardWill LLC and Frank Spitznagel, of record in Instrument No. 20210927-0128978, in the Register's Office of Davidson County, Tennessee, dated September 21, 2021 and recorded on September 27, 2021.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **116 A North 9th Avenue, Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 12th day of April, 2022.

N 9th A, LLC

BY: _____
Frank Spitznagel
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANK SPITZNAGEL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of N 9TH A, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th Day of April, 2022.

_____
Notary Public
My Commission Expires: 3-3-2025
(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue S.
Nashville, TN 37212
615-383-2903

I, Stephanie Woodall, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/12/2022 (date of document).

Stephanie Woodall

Affiant Signature

Date 4/12/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of April, 2022.

Katherine Vincent

Notary's Signature

MY COMMISSION EXPIRES: 3-3-2025

